

APPROVAL OF CONSENT AGENDA

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Marcie O. Nolan, AICP, Acting Development Services
Director/(954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan Application: SP 11-6-06/05-546/Marinel Say
Estates/5351 SW 61st Avenue

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SP 11-6-06/05-546/Marinel Say Estates

REPORT IN BRIEF: The subject site plan consists of 8 single-family lots ranging in size from 17,500 to 37,400 square feet. Because the petitioner is proposing custom homes, compliance with any applicable architectural requirements must be demonstrated at the time of application of any building permit. The proposed vehicular access into the subject site is via a 24 foot wide internal public road ending in a cul-de-sac. This plat, which included the dedication of the internal road and cul-de-sac, was approved in 1993. Parking will be provided on each individual home by providing driveways and/or enclosed car garages. The proposed eight single-family dwelling units can be considered compatible with existing uses and properties along SW 61st Avenue.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the March 25, 2008 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Ms. Lee, to approve subject to the following: 1) the staff report; 2) that there would be a restriction on lots one and eight – that driveways would be located on the west 50% of the lot frontage on SW 53rd Place; 3) that the 24 Pigeon Plum trees on SW 53 Place would be replaced with 14-foot Live Oak trees; 4) that the Oak tree in the cul-de-sac circle which was currently shown as 16-feet, would be replaced with an 18- to 20-foot tall tree; 5) clarify what CA14 plants were on the landscape plans; and 6) to plant Sable Palms at staggered heights around the lift station. **(Motion carried 3-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

Exhibit "A"

Application: SP 11-6-06/05-546/Marinel Say Estates

Original Report Date: 03/14/2008

04/01/2008

Phone: (786) 426-1118

Revision(s):

Petitioner:

Name: Associated Engineers of South Florida, Inc.

Address: 5450 Griffin Road

City: Davie, Florida 33314

Phone: (954) 584-6880

Background Information

Application Request: The petitioner requests site plan approval for 8 detached single-family homes

Address: 5351 S.W. 61st Avenue

Location: Generally located on the westside of Southwest 61st Avenue, 700' north of Southwest 55th Court

Future Land

Use Plan Map: Special Classification 2 DU/AC

Existing Zoning(s): R-2, Low Density Dwelling District

Existing Use(s): Vacant Land

Parcel Size net/gross: 4.19 acres (182,617 sq. ft.)/5.00 acres (218,339 sq. ft.)

Proposed Use(s): 8 detached single-family homes

Proposed Density: 2 units per acre

Surrounding Use(s):

Surrounding Land

Use Plan Map

Designation(s):

	<u>Surrounding Zoning(s):</u>
North:	CF, Community Facility District
South:	A-1, Agricultural District
East:	A-1, Agricultural District
West:	A-1, Agricultural District

Zoning History

Zoning History: n/a

Previous requests on same property:

Plat Application (P 5-1-92, Davie Garden Estates), On July 22, 1993 Town Council approved “Davie Garden Estates” plat that is restricted to 8 detached single-family units with Tract “A” East portion of the property. Tract “B”, west portion of the property restricted to no development conditionally approving a subdivision plat.

Delegation Request Application (DG 10-4-04, Davie Garden Estates) On March 16, 2005 Town Council Denied a request to amend the restrictive note on “Davie Garden Estates”

Concurrent Request(s) on same property: n/a

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(5)), the R-2, Low Density Dwelling District is intended to implement the three dwelling units per acre residential classification of the Town of Davie Comprehensive Plan by providing for low density dwelling district in the Town.

Land Development Code (Section 12-287) Conventional Single-Family Development Standards, (A) Minimum parcel requirements, Minimum lot area: 35,000 sq. ft., Minimum Lot Frontage/Width: 125 ft., Minimum Lot Depth: n/a, Minimum DU Floor Area: 2,400 sq. ft., Max building coverage: 25%; (B) Front building setbacks 30-40 ft., Side building setbacks 25 ft., Rear building setback 30 ft., and Maximum height 30 ft.

Land Development Code, (Section 12-33(L)(1)(a), Excavation is Prohibited; Exception, It shall be unlawful to remove any material, including sand, gravel, rock or topsoil, from the premises except surplus not required for grading of the premises. Such surplus materials in excess of two hundred fifty (250) cubic yards may be removed from the premises only after the issuance of a special permit has been approved by the Town Council.

Land Development Code, (Section 12-373), Expiration of Site Plans, All site plans approved pursuant to this section shall expire eighteen (18) months from the date of approval, which expiration shall automatically occur without further notice to the applicant for whom said plan was approved unless a Town of Davie construction permit is secured and maintained pursuant to the date town council approved the site plan.

Comprehensive Plan Considerations

Planning Area:**Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

1. *Site:* The subject site plan consists of 8 single-family lots ranging in size from 17,500 to 37,400 square feet. All of the proposed lots comply with the minimum lot area of 17,500 square feet. The site is arranged facing an internal road named SW 53rd Place. The proposed internal road ends on a cul-de-sac.
2. *Architecture:* Because the petitioner is proposing custom homes, compliance with any applicable architectural requirements must be demonstrated at the time of application of any building permit.
3. *Access and Parking:* The proposed vehicular access into the subject site is via a 24 foot wide internal public road ending in a cul-de-sac. This plat, which included the dedication of the internal road and cul-de-sac, was approved in 1993. Parking will be provided on each individual home by providing driveways and/or enclosed car garages.
4. *Lighting:* The petitioner has proposed street lighting poles along SW 53rd Place. The proposed lighting is consistent with the current lighting regulations.
5. *Signage:* No signage is currently proposed. Any proposed signage must demonstrate compliance with signage regulations prior to the issuance of a building permit.
6. *Landscaping:* The landscape plan indicates species such as Live Oaks, Crepe Myrtle, Pigeon Plum tree as street trees, and Cocoplum as hedge material.
7. *Drainage:* Approval from Central Broward Drainage District must be obtained prior to site plan approval. In attempts to meet drainage requirements, the petitioner has maintain the existing lake at the west of the property (See attached applicant's letter regarding CBWCD).

8. *Trails:* There are no trails associated with this development.
 9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, schools, Police, and Fire. The applicant obtained concurrency from all town departments. Utilities condition their approval to provide a Water and/or Sewer Service Agreement prior to applying to any building permits.
 10. *Compatibility:* The proposed eight single-family dwelling units can be considered compatible with existing uses and properties along SW 61st Avenue.
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Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

1. As per § 12-372, provide proposed ownership and control.
2. As per § 12-372 (E) (5), provide all adjacent parcels information including as per § 12-205 (1), demonstrate internal circulation including entrance for service trucks to the loading area with hidden or dashed line, thirty-eight (38') foot inner radii and fifty (50') foot outer radii.
3. As per § 12-107 (A) (5) (G), required landscape buffers shall not be contained in any lot. Landscape buffer cannot be within utility easements unless letters from all utilities disciplines allows the encroachment. Show required 10 foot landscape buffer on site plan.

Engineering Division:

1. Approval from CBWCD must be obtained prior to site plan approval for preliminary stormwater management plan.

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on December 14, 2006 and January 12, 2007. The petitioner's Citizen Participation Report is attached.

The petitioner's site design meets the intent of the R-2, Low Dwelling Density District. The proposed site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The proposed site plan will be compatible with both the Comprehensive Plan and Future Land Use Plan Map designation of Residential 2 DU/Acre.

Staff finds that the site plan complies with the general purpose of the R-2, Low Dwelling Density District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with uses and properties located along SW 61st Avenue.

Staff Recommendation

At the March 25, 2008 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Ms. Lee, to approve subject to the following: 1) the staff report; 2) that there would be a restriction on lots one and eight – that driveways would be located on the west 50% of the lot frontage on SW 53rd Place; 3) that the 24 Pigeon Plum trees on SW 53 Place would be replaced with 14-foot Live Oak trees; 4) that the Oak tree in the cul-de-sac circle which was currently shown as 16-feet, would be replaced with an 18- to 20-foot tall tree; 5) clarify what CA14 plants were on the landscape plans; and 6) to plant Sable Palms at staggered heights around the lift station. In a roll call vote, the vote was as follows: Chair Evans – absent; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – absent. **(Motion carried 3-0)**

File Location: P&Z\Development Applications\Applications\SP_Site Plan\SP_06\SP 11-6-06 Marinel Say Estates

Exhibit 1 (1,000' Mail-out Radius Map)



Exhibit 2 (Property Owners within 1,000' of the Subject Site)

SP 11-6-06
ALARCON,ELVIA R
6161 SW 51ST CT
DAVIE FL 33314-5201

SP 11-6-06
ALBELO,GABRIEL & PATRICIA
6201 SW 55 CT
DAVIE FL 33314-6106

SP 11-6-06
AST,ALAN & JOAN T
6180 SW 51ST CT
DAVIE FL 33314-5210

SP 11-6-06
BATTEN,HARRY WAYNE
5151 SW 64TH AVE
DAVIE FL 33314-5206

SP 11-6-06
BISHOP KARDAS MEMORIAL HOME
INC
5401 SW 64TH AVE
DAVIE FL 33314-6003

SP 11-6-06
CANE,BERNY C TR
CANE,KATHY TR
6105 SW 55TH CT
DAVIE FL 33314-6104

SP 11-6-06
CASE,SILVIO & PATRICIA
5600 SW 56 ST
DAVIE FL 33314

SP 11-6-06
CICCHELLA,LEE &
CICCHELLA,L & BERNICE
5390 SW 61 AVE
DAVIE FL 33314-5307

SP 11-6-06
CIEDI,OSVALDO
5400 DAVIE RD
DAVIE FL 33314-6004

SP 11-6-06
DAVIE ESTATES 2004 LLC
1550 NE MIAMI GDNS DR 2 FL
NORTH MIAMI BEACH FL 33179

SP 11-6-06
DEBELLAS,JOSEPH REV TR
6051 N OCEAN DRIVE #1004
HOLLYWOOD FL 33019

SP 11-6-06
DEBOER,PIEDAD & TJEERD
6120 SW 51ST CT
DAVIE FL 33314-5210

SP 11-6-06
DEROSA,VINCENT E &
DEROSA,MARY D M
36 SORREL RUN
MT LAUREL NJ 08054

SP 11-6-06
DERUYTTER,MICHAEL J &
DERUYTTER,PHYLLIS A
5463 SW 60 AVE
DAVIE FL 33314-6122

SP 11-6-06
DUCANIS,JOSEPH T JR &
DUCANIS,SHARON C
5949 SW 54 CT
DAVIE FL 33314-4527

SP 11-6-06
ELWELL,EDWIN C &
ELWELL,ANNA
1104 NW 1 ST
FT LAUDERDALE FL 33311

SP 11-6-06
ELWELL,EDWIN C & ANNA G
5455 SW 58 AVE
DAVIE FL 33314-6623

SP 11-6-06
FIERO,LAURA REV TR
6104 SW 55 CT
DAVIE FL 33314-6105

SP 11-6-06
FIQUEROA,DUVERILDO RAUL
5391 SW 58 AVE
DAVIE FL 33314-6303

SP 11-6-06
FLA POWER & LIGHT CO
ATTN:CORPORATE TAX (CTX)
PO BOX 14000
JUNO BEACH FL 33408

SP 11-6-06
FLORIDA DRAVA INC
3300 SW 46 AVE
DAVIE FL 33314-2215

SP 11-6-06
FLORIDA POWER & LIGHT CO
ATTN:CORPORATE TAX (CTX)
PO BOX 14000
JUNO BEACH FL 33408-0420

SP 11-6-06
FONTANA,LEONARD M
ZEEK-FONTANA,PAULA M
6121 SW 51 CT
DAVIE FL 33314-5201

SP 11-6-06
FRAGA,MARIA L
6215 SW 56 ST
DAVIE FL 33314

SP 11-6-06
FRONTIER VILLAGE LLC
6181 SW 51 CT
DAVIE FL 33314

SP 11-6-06
GARTHWAIT,MERRILL
6203 SW 55 CT
DAVIE FL 33314-6106

SP 11-6-06
GHIZDAVU,MARIANA
707 DIPLOMAT PARKWAY
HALLANDALE FL 33009

SP 11-6-06
GOLDBERG,ROBERT
6100 SW 51ST CT
DAVIE FL 33314-5210

SP 11-6-06
GRAY,SEAN R & THERESE A
5411 SW 58 AVE
DAVIE FL 33314-6623

SP 11-6-06
GRIFFIN,CYNTHIA R
GRIFFIN,AMY
5394 SW 61ST AVE
DAVIE FL 33314-5307

SP 11-6-06

GRIFFIN, HOWARD A SR &
GRIFFIN, MAYME L
5398 SW 61 AVE
DAVIE FL 33314-5307

SP 11-6-06

HANSON, WESLEY E TR
6109 SW 55 CT
DAVIE FL 33314-6104

SP 11-6-06

JIM, ANTHONY H &
JIM, WINNIE
6021 SW 54 CT
DAVIE FL 33314

SP 11-6-06

LA SALA, DAVID J
6204 SW 55TH CT
DAVIE FL 33314-6103

SP 11-6-06

LOHSE, JOHN H
DEBLASIS, SHAREEN
6160 SW 51ST CT
DAVIE FL 33314-5210

SP 11-6-06

MCCALL, RICHARD A JR
5925 SW 54 CT
DAVIE FL 33314-6120

SP 11-6-06

NAGIB, THAYER D
5421 SW 57 ST
DAVIE FL 33314

SP 11-6-06

PARISI, JOSEPH
HAKIM, JANET
6155 SW 55 CT
DAVIE FL 33314-6104

SP 11-6-06

POTVIN, MARIO J
SANBORN, NATASHA
6101 SW 51 CT
DAVIE FL 33314-5201

SP 11-6-06

RODRIGUEZ, CRISTINA
1600 SW 131 TER
DAVIE FL 33325

SP 11-6-06

GRIFFIN, REBECCA G
5396 SW 61ST AVE
DAVIE FL 33314-5307

SP 11-6-06

IMMERFALL, DAVID P
IMMERFALL, LUNA SAENZ
5451 SW 61 AVE
DAVIE FL 33314-6101

SP 11-6-06

KALPANA, AGRAWAL &
KALPANA INVEST OF FLORIDA LLC
2611 FOXFIRE W
FINDLAY OHIO 45840

SP 11-6-06

LANE, BERNY TR
BERNY LANE DECL OF TRUST
6105 SW 55TH CT
DAVIE FL 33314-6104

SP 11-6-06

MARINEL SAY ESTATES LLC
1925 BRICKELL AVE D-506
MIAMI FL 33129-1713

SP 11-6-06

MORTELLARO, MICHAEL P &
MORTELLARO, DOROTHY
5973 SW 54 CT
DAVIE FL 33314

SP 11-6-06

NAPOLI, MARIE C
6100 SW 55TH CT
DAVIE FL 33314-6105

SP 11-6-06

PAZ, MONICA C
FIGUEROA, DUVERILDO R
5380 SW 61 AVE
DAVIE FL 33314

SP 11-6-06

RODRIGUEZ, CHRISTINA G
4640 SW 64 AVE
DAVIE FL 33314-4427

SP 11-6-06

ROYAL DAVIE INVESTMENTS LLC
9240 SW 72 ST SUITE 216
MIAMI FL 33173

SP 11-6-06

HAMMER HERITAGE ESTATES
HMMWNRS
ASSN INC
PO BOX 291915
DAVIE FL 33329

SP 11-6-06

JEDCO
5451 SW 64 AVE
DAVIE FL 33314

SP 11-6-06

L & J RETIREMENT HOME INC
5540 SW 64 AVE
FT LAUDERDALE FL 33308

SP 11-6-06

LEE, LAURIE C
5115 SW 64TH AVE
DAVIE FL 33314-5206

SP 11-6-06

MCCALL, RALPH R
6075 SW 55 PL
DAVIE FL 33314-6109

SP 11-6-06

MORTELLARO, SANTO &
MORTELLARO, ROSELLA
5997 SW 54 CT
DAVIE FL 33314

SP 11-6-06

NODARSE, PASTOR JR & ISABEL
6110 SW 55TH CT
DAVIE FL 33314-6105

SP 11-6-06

PEARL, STEVEN
PEARL, MARTA & PEARL, DAVINA
5130 SW 64 AVE
DAVIE FL 33314-5207

SP 11-6-06

RODRIGUEZ, CHRISTINA G
2108 NOVA VILLAGE DR
DAVIE FL 33317

SP 11-6-06

SAPIR, AKIVA
6050 SW 55 PL
DAVIE FL 33314-6100

SP 11-6-06

TINDALL,MATTHEW D &
TINDALL,STEPHANIE M
5483 SW 60 AVE
DAVIE FL 33314

SP 11-6-06

TRAVERT,CHRISTIAN & NICOLE
6245 SW 56 ST
DAVIE FL 33314

SP 11-6-06

VINCENT,JOHN & JUDY
6185 SW 56 ST
DAVIE FL 33314

SP 11-6-06

VITA,MARIO & ALGHIERA
5200 HARRISON ST
HOLLYWOOD FL 33021-6454

SP 11-6-06

WALSKI,WILLIAM W & BARBARA B
6202 SW 55TH CT
DAVIE FL 33314-6103

SP 11-6-06

WALTERS,RANDY & SIBYLLE
6140 SW 51 CT
DAVIE FL 33314-5210

SP 11-6-06

WASZKOWSKI,DANIEL
5401 SW 58TH AVE
DAVIE FL 33314-6623

SP 11-6-06

WESTBROOKS,WILLIE C
6141 SW 51 CT
DAVIE FL 33314-5201

SP 11-6-06

WIGGINS,KENNETH & LILY M
6181 SW 51 CT
DAVIE FL 33314-5201

SP 11-6-06

WILSON,VICTOR P &
WILSON,CANDI GEYER
6045 SW 54 CT
DAVIE FL 33314

SP 11-6-06

WOLFER,SEAN A & AMY A
5200 SW 61 AVE
DAVIE FL 33314-5305

SP 11-6-06

WU,TAO LING & YEN LING
5555 SW 61 AVE
DAVIE FL 33314-6102

SP 11-6-06

AVERBUJ,ROGER
5100 S DAVIE ROAD 101
DAVIE FL 33314

SP 11-6-06

RUIZ,DIANA A
5100 DAVIE ROAD 102
DAVIE FL 33315

SP 11-6-06

SALDARINI,HERBERT C
5100 SW 64 AVE 103
DAVIE FL 33316

SP 11-6-06

LAMARCHE,LUIS E & JENNIFER
5100 SW DAVIE ROAD 104
DAVIE FL 33317

SP 11-6-06

HIMELBLAU,DIANE
5100 SW 64 AVE 105
DAVIE FL 33318

SP 11-6-06

HORN,ELEANOR A
5100 SW 64 AVE 106
DAVIE FL 33319

SP 11-6-06

NEAL,TIFFANY
5100 SW 64 AVE 107
DAVIE FL 33320

SP 11-6-06

SCHULTZ,JUDITH C
5100 DAVIE ROAD 201A
DAVIE FL 33321

SP 11-6-06

SMITH,LAWRENCE A & ELAINE M
5100 SW 64 TER 202
DAVIE FL 33322

SP 11-6-06

GIESE,NICHOLAS M & KATHRYN A
5100 SW 64 AVE 203
DAVIE FL 33323

SP 11-6-06

SAXON,MARK D & CAROL J
5100 SW 64 AVE 204
DAVIE FL 33324

SP 11-6-06

MANCILLA,VICTOR J
5100 DAVIE ROAD 205
DAVIE FL 33325

SP 11-6-06

MC MULLEN,ROBERT & MARY LOU
5100 S DAVIE ROAD 206
DAVIE FL 33326

SP 11-6-06

VILLA,SILVIA
5100 SW 64 AVE 207
DAVIE FL 33327

SP 11-6-06

CUBILLAS,EDUARD
5100 DAVIE ROAD 208
DAVIE FL 33328

SP 11-6-06

MARCELINO,TILKSON
5100 SW 64 AVE 301A
DAVIE FL 33329

SP 11-6-06

HERRERA,TATIANA
5100 SW 64 AVE 302
DAVIE FL 33330

SP 11-6-06

CURLEY,MARIE C REV TRC/O
JACQUELINE KARLIN
5100 SW 64 AVE 303
DAVIE FL 33331

SP 11-6-06
MULLENNIX,LISA
5100 SW 64 AVE 304
DAVIE FL 33332

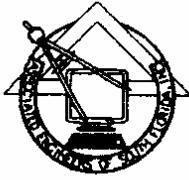
SP 11-6-06
ABENSUR,ARTURO
5100 SW 64 AVE 305
DAVIE FL 33333

SP 11-6-06
CECCHINI,SHELBY J
5100 SW 64 AVE 306
DAVIE FL 33334

SP 11-6-06
AUGUSTA,PAMELA
5100 SW 64 AVE 307
DAVIE FL 33335

SP 11-6-06
CUBAS-ACOSTA,NANCY
5100 SW 64 AVE 308
DAVIE FL 33336

Exhibit 3 (Public Participation Notice)



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

December 6, 2006

Dear Property Owner,

RE: Notice of public hearing

This letter is to invite you to a citizen participation meeting related to the Marinel Say Estates, residential project, located at 5351 S.W. 61st Ave., Davie, FL. The project consists of eight (8) detached single family homes. The homes will be custom made with each house having a minimum living area of 3,000 s.f.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notices to all the property owners within 1000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings at the Town of Davie East side Community Hall, located at 4300 S.W. 55th Avenue, Davie, FL 33314:

First meeting date: Thursday, December 14, 2006 at 6:00 p.m.

Second meeting date: Friday, January 12, 2007 at 6:00 p.m.

We will have plans of the proposed project and will be ready to answer any questions you may have, and will listen to any suggestions. If you wish to submit written comments, please send them to Associated Engineers of South Florida, Inc., 5450 Griffin Road, Davie, FL 33314, Telephone No. (954) 584-6880.

Also please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

By  *Gustavo X. Aguirre, Pres.*
Gustavo X. Aguirre, President

Attachments: Location map & reduced site plan

cc: Town of Davie Planning Division
Freddy Roye

05-105mailmerge letter 02

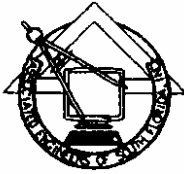
Phone: (954) 584-6880

Fax: (954) 584-2862

Exhibit 4 (*Public Participation Sign-in Sheets*)

Not Provided

Exhibit 6 (Public Participation Report)



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

January 23, 2007

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314

ATT: Lise Bazinet

RE: Marinel Say Estates
Public Hearings
Our Project No. 05-105

Dear Lise:

Please be advised that as required by Davie Code we did advertise and notified all property owners within 1,000 feet of the subject property to invite them to two Public Hearings. The first took place on December 14, 2006, and the second on January 12, 2007. The meetings were scheduled to take place at 6:00 p.m. on both dates. On the first meeting we waited until 6:35 p.m. and nobody showed up. However the following day Mrs. Joan T. Ast call me up to indicate that she did go to the meeting place close to 6:45 p.m., and that nobody was there. I explained to her that we left after 6:30 because nobody has shown up, I asked her if she wanted to come to our office for us to show her our plans, but she indicated that all she needed to know it was the exact location of the project, which I gave to her. I told her that the second meeting was scheduled for January 12, 2007 and that she was welcome to attend. On the second meeting Mr. & Mrs. Leonard D. Fontana did attend, they express their concern about the location of the project, because of the proposed lift station, they also asked how many stories were proposed to be the houses, and the number of trips to be generated by the project. After reviewing the drawings they indicated that they did not have any more concerns. We closed the public hearing at 7:00 p.m. No additional public did show up.

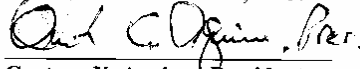
Phone: (954) 584-6880

Fax: (954) 584-2862

We hope that the above satisfies the requirements for public participation in the site plan review process.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

A handwritten signature in dark ink, appearing to read "Gustavo X. Aguirre", is written over a horizontal line.

Gustavo X. Aguirre, President

cc: Freddy Roye

05-105DPZ-PH gxaletters

Exhibit 7 (Applicant's letter regarding CBWCD)



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

March 18, 2008

Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314

ATT: Lise Bazinet, Planner II

RE: Marinel Say Estates
CBWCD Permit
Your Project No SP 11-6-06/05-546
Our Project No. 05-105

Dear Lise:

At the present we are processing the Drainage Permit through Central Broward Water Control District. We do not have a permit as of this date, but we will have one in the next two weeks. We are aware that without a Drainage Permit our application for Site Plan Approval might be denied. We appreciate your help in this matter.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

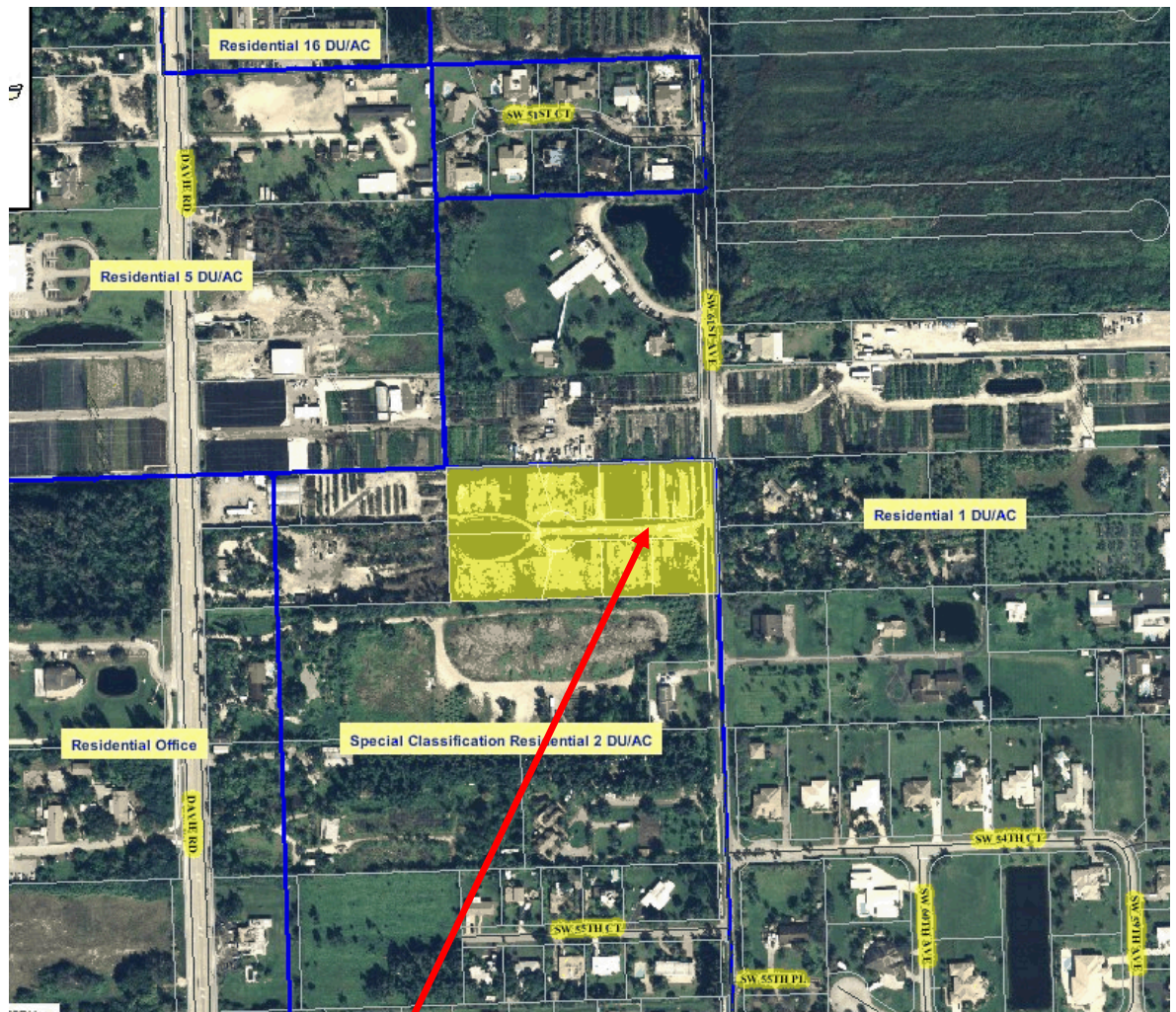
Francisco A. Aguirre, P.E., Vice-President
cc: Freddy Roye

05-105_TOD_cbwcd Permit gxaletters

Phone: (954) 584-6880

Fax: (954) 584-2862

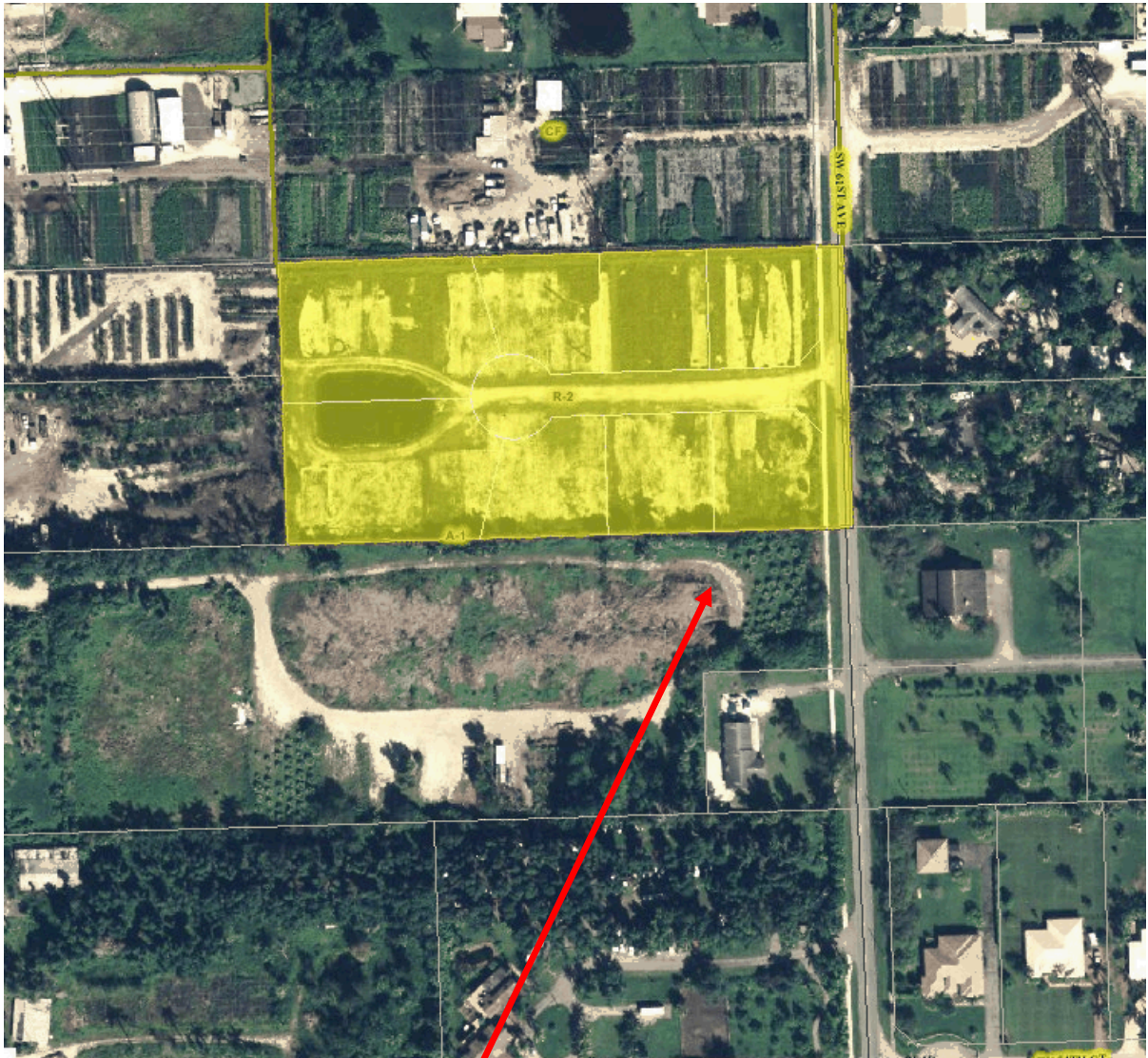
Exhibit 8 (*Future Land Use Map*)



~~Special~~ Classification 2 DU/AC

SP 11-6-06 Marinel Say Estates

Exhibit 9 (Aerial, Zoning, and Subject Site Map)



District

R-2, Low Density Dwelling

SP 11-6-06 Marinel Say Estates

